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City of Detroit
Board of Zoning Appeals
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JAMES W. RIBBRON
Director

REGULAR MEETING OF MAY 22, 2018
IN THE ERMA L. HENDERSON AUDITORIUM
ON THE 13TH FLOOR
COLEMAN A. YOUNG MUNICIPAL CENTER

DOCKET

- I. OPENING:**
 - A. CALL TO ORDER.....9:00 A.M.**
 - B. ROLL CALL.....**

II. PROCEDURAL MATTERS

III. MINUTES:

- A. APPROVAL OF May 15, 2018 MINUTES:**

IV. COMMUNICATIONS:

V. MISCELLANEOUS BUSINESS:

VI. PUBLIC HEARINGS:

9:15 a.m. CASE NO.: 9-18 (aka BSEED 225-16)
APPLICANT: LINORE ANN KEEZER
LOCATION: 12178 W. Grand River Ave. Between: Griggs Ave and Ilene St. in a B4 Zone (General Business District) – Council District #7
LEGAL DESCRIPTION OF PROPERTY: N GRAND RIVER 20 THRU 26 FREDERICK COON SUB L32 P3 PLATS, W C R 16/231 130 IRREG
PROPOSAL: Linore Ann Keezer requests a parking variance to establish a Minor Motor Vehicle Repair Facility (Bumping and Painting) in an existing 10,996 sq. foot bldg. which was Approved in (BSEED 225-16) in a B4 zone (General Business District). This case is appealed because the Board of Zoning Appeals shall be authorized to hear dimensional variance requests for matters that are beyond the scope of Buildings and Safety Engineering Department ten percent (10%) administrative adjustments for a variance from the required location of off-street parking facilities or the amount of off-street parking facilities required, or both, where, after investigation by the Board, it is found that such modification is necessary to secure an appropriate development of a specific parcel of land, provided, that any such modification will not be inconsistent with other requirements and general purpose of this Zoning Ordinance; thirty-six (36) off street parking spaces are required; nine (9) off street spaces are provided – 27 spaces deficient. (Sections 61-4-91(1) Permitted Dimensional Variances, Location or amount of Off-Street-Parking, 61-14-50 Off-Street Parking and 61-4-81 Approval Criteria).AP

This Meeting is open to all members of the public under Michigan’s Open Meetings Act

10:15 a.m. **CASE NO.: 14-18**

APPLICANT: ADIL ALMALIKY

LOCATION: 8716 Michigan Ave. Between: Cabot St and Lawndale St in
a B4 Zone (General Business District) – Council District #6

**LEGAL DESCRIPTION OF PROPERTY: N MICHIGAN E 3 FT 11 12 THRU 15
GLENWOOD GROSFIELD & SCANLONS SUB L18 P24 PLATS W C
R 20/376 92.6 X 105.58**

PROPOSAL: Adil Almaliky appealing to seek relief from regulations in this zoning ordinance on the basis that the denial of the application TO establish a Retail (Abattoir Slaughter House) Use on a 9518 sq. ft. lot in a 4,434 sq. ft. bldg., has deprived the applicant of all reasonable use of his or her property in a B4 zone (General Business District). For purposes of this Zoning Ordinance, a hardship shall be defined as a denial of all reasonable economic use of the property. Upon a finding that the denial of the application has resulted in a denial of all reasonable economic use of the property, the City of Detroit may provide the petitioner with relief from applicable zoning regulations. This case is appealed because the Board of Zoning Appeals shall hear and decide appeals from and review any order, requirement, decision, or determination that is made by an administrative official in the administration of this Zoning Ordinance, or any denial of a site plan by the Planning and Development Department. Also, any applicant for development may file a Hardship Relief Petition with the Buildings and Safety Engineering Department which seeks relief from any regulations in this zoning ordinance on the basis that the denial of the application has deprived the applicant of all reasonable use of his or her property and shall forward the application to the Board of Zoning Appeals. Prior to any public hearing, the Board shall review, through its staff, the submitted documents with the Law Department as to their completeness and relevance to the claim that the subject property has been subject to a denial of all reasonable economic use. Staff is reporting its findings to the Board regarding the claim that the property has been subject to a denial of all reasonable economic use; the current Retail Use (Permit#61936 August 27, 1979) is located at seeks to move to 8716 Michigan in a B4 zone – the use is not allowed in a B4 zone, also no loading zone is provided: should the Hardship be granted, a variance for the loading zone will need to be considered. (Sections 61-4-71 Appeals of Administrative Decisions, 61-4-101 Deprivation of Use of Property, 61-4-111 Review and Consultation with the Law Department, 61-14-143(c) Layout and setback – Accessibility, 61-4-124. Application of the “All Reasonable Economic Use” standard, 61-4-125. Burden of proof, 61-4-126. Findings of the Board of Zoning Appeals 61-4-127. Additional forms of relief and 61-4-81 Approval Criteria (if Hardship is approved)).AP

VII. PUBLIC COMMENT / NEW BUSINESS

Next Hearing Date: May 29, 2018

VIII. ADVISEMENTS / OLD BUSINESS

IX. MEETING ADJOURNED